

**FORM A - APPLICATION COVER LETTER**

Town of Framingham, Massachusetts

PLANNING BOARD

Memorial Building, 150 Concord Street, Framingham, MA 01702

(508) 532 - 5450

2015 APR 15 A 11:07
TOWN CLERK
Town Clerk Stamp

Office Use Only	Project Number: PB-006-15	Public Hearing Date: May 4, 2015	Filing Fee: \$1,000
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Application Cover Letter

In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

<u>Applicant's Information</u>	
Name: <u>One Framingham Centre, LLC</u>	Phone: _____
Address: <u>1 Edgell Road, Framingham, MA 01701</u>	Email: <u>jmarcus@nerealestate.com</u>
<u>Project Contact Information</u>	
Name: <u>Peter R. Barbieri, Esquire</u>	Phone: <u>(508) 532-3517</u>
<u>Fletcher Tilton PC</u>	<u>tilton.com</u>
Address: <u>161 Worcester Road, Suite 501</u>	Email: <u>pbarbieri@fletcher/</u>
<u>Framingham, MA 01701</u>	
<u>Property Owner Information (if different than Applicant)</u>	
Name: _____	Phone: _____
Address: _____	Email: _____
<u>Engineer/Land Surveyor Information</u>	
Name: <u>MacCarthy & Sullivan Engineering</u>	Phone: _____
Address: _____	Email: _____

General Property Information

Property Address(es): <u>1 Edgell Road</u>	
Framingham Assessor's Information:	Parcel I.D.: <u>225 - 47 - 10</u>
	Parcel I.D.: _____
	Parcel I.D.: _____
Zoning District: <u>B</u>	Overlay District: <u>HC</u>
Precinct Number: <u>7</u>	
The record title stands in the name of: <u>Applicant</u>	

Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED

<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input checked="" type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input checked="" type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit - Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Required Signatures - Applications shall not be accepted without the required signatures

Owner Signature (if the Property has more than one owner, please supply additional copies of this page if necessary)

As the Owner, I/we make the following representations:

1. I hereby certify that I am the owner of the property located at 1 Edgell Road
2. I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application package.
3. I hereby certify that the agent, engineer, and/or architect listed on this application The Contact have been authorized to represent this application before the Planning Board to conduct site visits on my property.
4. I will permit the Planning Board to conduct site visits on my property.
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.

Owner(s) Name: _____

Owner(s) Signature: John Marcus

This property is owned by (please check one):

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> Registry of Deeds - Book: _____ Page: _____ Application to be signed by the owner
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> Registry of Deeds - Book: _____ Page: _____ Application to be signed by all owners
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> Registry of Deeds - Book: <u>62045</u> Page: <u>123</u> Application to be signed by an officer authorized to do so by the corporation
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> Registry of Deeds - Book: _____ Page: _____ Application to be signed by authorized trustee

Project Description – Brief description of the project

See Attached.

List of all submitted materials (include document titles and dates) below.

See Attached.

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	B	Bank/Retail
Parcel(s) of the East	B	Retail
Parcel(s) of the South	B	Route 9
Parcel(s) of the West	B	Office/Retail

Fiscal Information

Current Assessed Value of the Site	\$ 3,421,000
Estimated Value of Project-related Improvements	\$ 150,000
Current Total Local Tax Revenue from Site	\$ 133,146
Estimated Post-development Local Tax Revenue	\$ 139,118
Estimated Number of Project Related Jobs Created	Construction Jobs: 10
	Permanent Jobs: 17 Part-time Jobs: 11

Certification/Applicants Signature

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application package, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant:  _____

Date: April 9, 2015

Signature of Project Contact: _____

Date: _____

FORM B – BUILDING DEPARTMENT RECOGNITION FORM
TO BE FILLED OUT BY BUILDING COMMISSIONER



Town of Framingham, Massachusetts
INSPECTIONAL SERVICES DIVISION

Department of Building Inspection
Memorial Building, 150 Concord Street, Room 203
Framingham, MA 01702
(508) 532 - 5415

BUILDING DEPARTMENT RECOGNITION FORM

To: Amanda Loomis, Planning Board Administrator
From: Michael Tusino, Building Commissioner

Property Address: 1 Edgell RD
Date: 4-10-15
Required Permits: Change in use office
to Rest.
minor site Plan ✓
Reduction Required No. of spaces ✓
SPECIAL Permit Rest. Use ✓

In accordance with Section VI.1.4.a of the Framingham Zoning By-Law, prior to the filing an application with the Planning Board, the applicant, as defined in Section I.E.1 herein, shall seek the Building Commissioner's review and advice to confirm which pertinent sections of the Zoning By-Law apply. The Building Commissioner's signature must be obtained below to confirm that this review has been completed. The Applicant must submit a full set of plans and project narrative for review to the Building Commissioner. The Building Commissioner has 10 business days to render a decision for Permits required. A Pre-Application Meeting may be scheduled with the Building Commissioner and the Planning Board Administrator through the Planning Board Office to review the Project and plans. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has provided information and I have advised the applicant of the necessary permits required.

Building Commissioner's Signature: Michael A. Tusino 4/10/15

Documents Submitted for Review and Determination: Site Plan
Floor Plan